

SORRENTO HILLS

PARKS AND RECREATION

PUBLIC FACILITIES FINANCING PLAN

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 48-12A-

COUNCIL DISTRICT: 1
COMMUNITY: SORRENTO HILLS

TITLE: CARMEL VALLEY COMMUNITY PARK - SOUTH
LAND AND MITIGATION

DEPARTMENT: PARK AND RECREATION DEPARTMENT
COSTS: LAND/MITIGATION 5,981,904

FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 1999	FY 2000	FY 2001			
	550,335 DEVELOPMENT AGREEMENT			210,680	142,048	197,607			
	5,431,569 CV-FBA-S (LAND)			2,079,320	1,401,952	1,950,297			
				L	L	L			
	5,981,904 TOTAL	0	0	2,290,000	1,544,000	2,147,904			
L#Land Acquisition P#Preliminary Design D#Design C#Construction R#Reimbursement F#Furnishings									

DESCRIPTION: ACQUISITION OF LAND AND MITIGATION FOR DEVELOPMENT OF A 20-ACRE COMMUNITY PARK. THE SORRENTO HILLS AREA SHARE REPRESENTS 9.2% OF THE TOTAL. HOWEVER, FINAL PERCENTAGES MAY BE ADJUSTED BASED ON FAIR SHARE CRITERIA FOR GENERAL PLAN PARK REQUIREMENTS (POPULATION BASED) AND THE DEVELOPMENT OF PROJECT 48-12D.

JUSTIFICATION: IN ACCORDANCE WITH THE COMMUNITY PLAN, A COMMUNITY PARK SHOULD SERVE 18,000 TO 25,000 RESIDENTS WITHIN 1.5 MILES. THE PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

SCHEDULE: LAND ACQUISITION AND MITIGATION IN FY 1999-2000. THIS SCHEDULE IS CONTINGENT UPON THE RATE OF DEVELOPMENT AND FEES COLLECTED IN THE COMMUNITY.

C.I.P. NO.: 29-764.0

CV-S PROJECT NO.: 21A-1



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 48-12A-2

COUNCIL DISTRICT: 1
COMMUNITY: SORRENTO HILLS

TITLE: CARMEL VALLEY COMMUNITY PARK - SOUTH
PARK DESIGN AND CONSTRUCTION

DEPARTMENT: PARK AND RECREATION DEPARTMENT
COSTS: ENGR/CONSTR 4,754,976

FUNDING	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 1999	FY 2000	FY 2001			
	437,458 DEVELOPMENT AGREEMENT			65,993		371,464			
	4,317,518 CV-FBA-S			651,327		3,666,192			
				D		C			
	4,754,976 TOTAL	0	0	717,320		4,037,656			
L=Land Acquisition P=Preliminary Design D=Design C=Construction R=Reimbursement F=Furnishings									

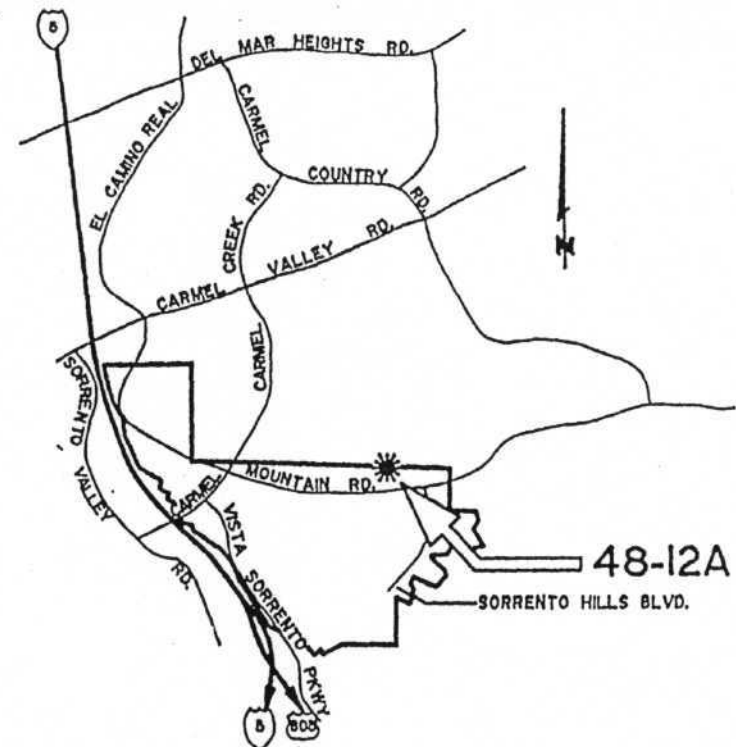
DESCRIPTION: DEVELOPMENT OF A 20-ACRE COMMUNITY PARK TO INCLUDE ATHLETIC FIELDS, MULTI-PURPOSE COURTS, PICNIC FACILITIES, PLAY AREAS, LAWN AREAS, AND LANDSCAPING. THE SORRENTO HILLS AREA SHARE REPRESENTS 9.2% OF THE TOTAL. HOWEVER, FINAL PERCENTAGES MAY BE ADJUSTED BASED ON FAIR SHARE CRITERIA FOR GENERAL PLAN PARK REQUIREMENTS (POPULATION BASED) AND THE DEVELOPMENT OF PROJECT 48-12D.

JUSTIFICATION: IN ACCORDANCE WITH THE COMMUNITY PLAN, A COMMUNITY PARK SHOULD SERVE 18,000 TO 25,000 RESIDENTS WITHIN 1.5 MILES. THE PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

SCHEDULE: DESIGN IN FY 1999, CONSTRUCTION IN FY 2001. THIS SCHEDULE IS CONTINGENT UPON THE RATE OF DEVELOPMENT AND FEES COLLECTED IN THE COMMUNITY.

C.I.P. NO.: 29-764.0

CV-S PROJECT NO.: 21A-1



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 48-12A-3

COUNCIL DISTRICT: 1
COMMUNITY: SORRENTO HILLS

TITLE: CARMEL VALLEY SOUTH/ SORRENTO HILLS
RECREATION BUILDING

DEPARTMENT: PARK AND RECREATION DEPARTMENT
COSTS: ENGR/CONSTR 2,500,000

FUNDING	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 1999	FY 2000	FY 2001	FY 2002	FY 2003
	230,000 DEVELOPMENT AGREEMENT						48,000	184,000
	625,000 SUBDIVISION						125,000	500,000
	1,645,000 CV-FBA-S						329,000	1,316,000
							DC	C
	2,500,000 TOTAL	0	0				500,000	2,000,000
L=Land Acquisition P=Preliminary Design D=Design C=Construction R=Reimbursement F=Furnishings								

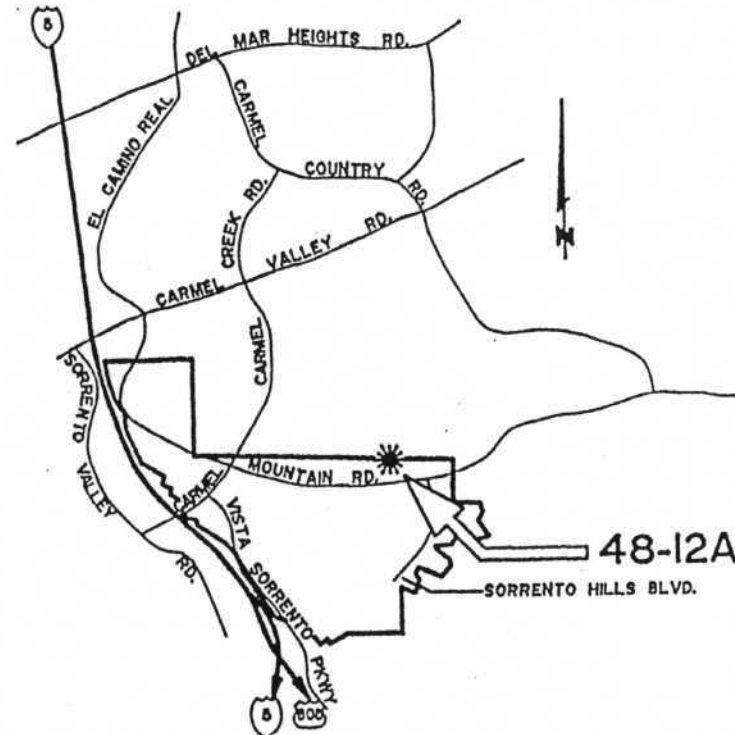
DESCRIPTION: CONSTRUCTION OF ONE OR MORE RECREATION BUILDINGS, BUT NO POOL, TOTALING APPROXIMATELY 12,500 SQUARE FEET (.5 SQUARE FEET PER RESIDENT). THE BUILDINGS COULD BE LOCATED IN SORRENTO HILLS AND/OR CARMEL VALLEY SOUTH AS LAND BECOMES AVAILABLE. THE DEVELOPMENT AGREEMENT SHARE REPRESENTS 9.2% OF THE TOTAL. HOWEVER, FINAL PERCENTAGES MAY BE ADJUSTED BASED ON FAIR SHARE CRITERIA FOR GENERAL PLAN PARK REQUIREMENTS (POPULATION-BASED) AND THE DEVELOPMENT OF PROJECT 48-12D.

JUSTIFICATION: IN ACCORDANCE WITH THE COMMUNITY PLAN, A COMMUNITY PARK SHOULD SERVE 18,000 TO 25,000 RESIDENTS WITHIN 1.5 MILES. THE PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

SCHEDULE: DESIGN IN FY 2002, CONSTRUCTION IN FY 2003. THIS SCHEDULE IS CONTINGENT UPON THE RATE OF DEVELOPMENT AND FEES COLLECTED IN THE COMMUNITY.

C.I.P. NO.: 29-764.0

CV-S PROJECT NO.: 21A-1



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 48-12C

COUNCIL DISTRICT: 1

COMMUNITY: Sorrento Hills

TITLE: NEIGHBORHOOD PARK-CV NEIGHBORHOOD 10
SOUTH OF CARMEL MOUNTAIN ROAD

DEPARTMENT: PARK AND RECREATION DEPARTMENT

COSTS: LAND 5,600,000
ENGR/CONSTR 2,725,000

FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 1997	FY 1998	FY 1999	FY 2000
	397,256 DEVELOPMENT AGREEMENT			101,200	118,680	35,880	141,496
	3,920,744 CV-FBA-S			998,800 L	1,171,320 L	354,120 D	1,396,504 C
	4,318,000 TOTAL			1,100,000	1,290,000	390,000	1,538,000
L=Land Acquisition P=Preliminary Design D=Design C=Construction R=Reimbursement F=Furnishings							

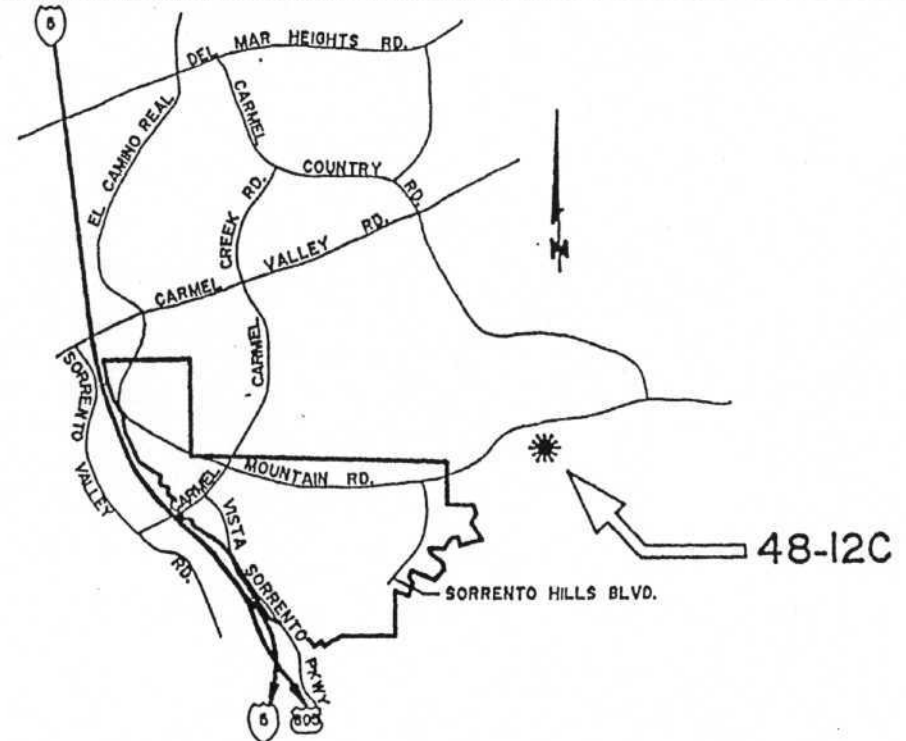
DESCRIPTION: ACQUISITION AND DEVELOPMENT OF ONE NEIGHBORHOOD PARK. THE PARK SITE WILL BE 10 ACRES AND WILL INCLUDE A PLAY AREA, MULTI-PURPOSE COURTS, PICNIC FACILITIES, LAWN AREA, AND LANDSCAPING. CURRENTLY THIS PARK IS PLANNED ADJACENT TO A 5-ACRE ELEMENTARY SCHOOL SITE. SHOULD THE SCHOOL DISTRICT DETERMINE THAT FUTURE POPULATIONS DO NOT WARRANT THE NEED FOR THIS SCHOOL SITE, THE PARK WILL BE DEVELOPED INDEPENDENT OF THE SCHOOL. THE SORRENTO HILLS AREA SHARE REPRESENTS 9.2% OF THE TOTAL. HOWEVER, FINAL PERCENTAGES MAY BE ADJUSTED BASED ON FAIR SHARE CRITERIA FOR GENERAL PLAN PARK REQUIREMENTS (POPULATION-BASED) AND THE DEVELOPMENT OF PROJECT 48-12D.

JUSTIFICATION: THE COMMUNITY PLAN INDICATES THAT A NEIGHBORHOOD PARK SHOULD SERVE BETWEEN 3,500 AND 5,000 RESIDENTS, AND SHOULD BE 10 ACRES IN SIZE, THIS PARK SERVES THAT FUNCTION.

SCHEDULE: LAND ACQUISITION IN FY 1997/98, DESIGN IN FY 1999 AND CONSTRUCTION IN FY 2000.

C.I.P. NO.: 29-687.0

CV-S PROJECT NO.: 21A-2



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

RD. 1: 4 1D
COUNCIL DISTRICT: 1
COMMUNITY: Sorrento Hills

TITLE: TORREY HILLS NEIGHBORHOOD PARK

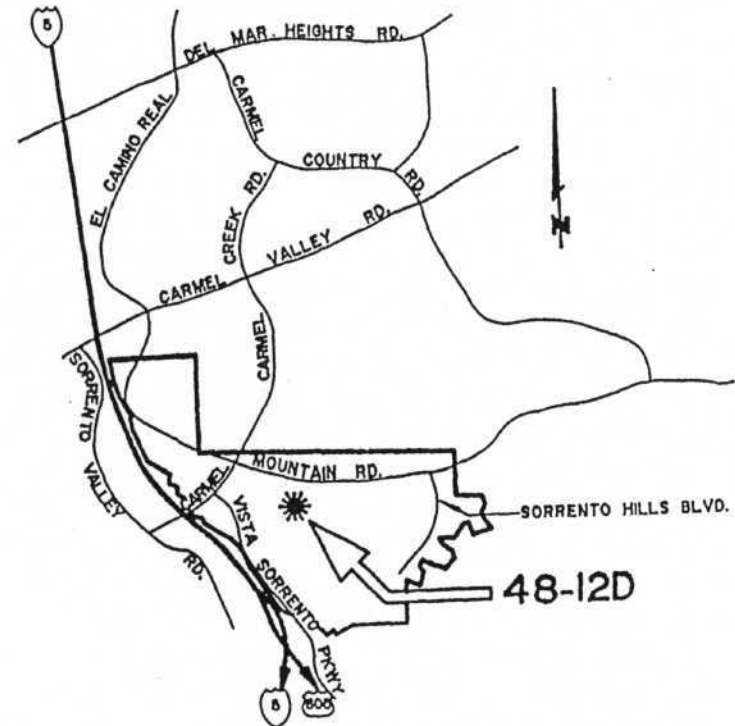
DEPARTMENT: PARK AND RECREATION DEPARTMENT
COSTS: LAND 5,600,000
ENGR/CONSTR 2,725,000

FUNDING	SOURCE	EXPEN/ENCOM	CONT APPROP	FY 1997	FY 1998	FY 1999		
8,325,000	SUBDIVISION (Including Torrey Hills and Torrey View)				3,150,000	5,175,000		
	TOTAL				DC	C		
8,325,000					3,150,000	5,175,000		
L=Land Acquisition P=Preliminary Design D=Design C=Construction R=Reimbursement F=Furnishings								

DESCRIPTION: ACQUISITION AND DEVELOPMENT OF A 14± USABLE ACRE NEIGHBORHOOD TO SERVE THE RESIDENTS OF SORRENTO HILLS. THE FINAL DESIGN OF THE PARK WILL BE BASED UPON COMMUNITY NEEDS, BUT THE PARK IS ENVISIONED TO INCLUDE ATHLETIC FIELDS, MULTI-PURPOSE COURTS, PICNIC FACILITIES, PLAY AREAS, AND LANDSCAPING.

JUSTIFICATION: THIS PARK IS BEING BUILT TO SERVE THE RESIDENTS OF SORRENTO HILLS PURSUANT TO GENERAL PLAN STANDARDS FOR POPULATION BASED PARKS. IT SHOULD PROVIDE FOR THE PARK REQUIREMENTS OF THE MAJORITY OF THE SORRENTO HILLS RESIDENTS, AND THEREFORE, SHOULD BE TAKEN INTO CONSIDERATION WHEN DETERMINING FAIR SHARE COST ALLOCATIONS FOR PROJECTS 48-12A-1, 48-12A-2, 48-12A-3 AND 48-12C.

SCHEDULE: THIS SCHEDULE IS CONTINGENT UPON THE RATE OF DEVELOPMENT IN THE COMMUNITY, BUT IT IS INTENDED THAT THE PARK WILL BE DEVELOPED IN CONJUNCTION WITH THE SURROUNDING RESIDENTIAL USES. DESIGN AND CONSTRUCTION SHOULD BEGIN IN FY 1998, AND WITH CONSTRUCTION COMPLETE IN FY 1999.



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 48-12E

COUNCIL DISTRICT: 1
COMMUNITY: Sorrento Hills

TITLE: CARMEL VALLEY TOWN CENTER
SWIMMING POOL

DEPARTMENT: PARK AND RECREATION DEPARTMENT
COSTS: ENGR/CONSTR 2,900,000

FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 1997	FY 1998	FY 1999		
	311,576 SUBDIVISION			41,902	269,674			
	64,582 DEVELOPMENT AGREEMENT			8,685	55,897			
	1,886,450 CV-FBA NORTH		291,506	<37,801>	2,184,429			
	637,392 CV-FBA SOUTH		98,494	<12,776>				
			D	R	C			
	2,900,000 TOTAL		390,000	0	2,510,000			
L#Land Acquisition P#Preliminary Design D#Design C#Construction R#Reimbursement F#Furnishings								

DESCRIPTION: DESIGN AND CONSTRUCTION OF A SWIMMING POOL AT THE COMMUNITY PARK IN THE TOWN CENTER AREA OF THE CARMEL VALLEY COMMUNITY.

JUSTIFICATION: THIS PROJECT PROVIDES A SWIMMING POOL TO MEET THE RECREATIONAL NEEDS OF THE CARMEL VALLEY AND SORRENTO HILLS COMMUNITIES. FUNDING INDICATED FOR THE SUBDIVISION REPRESENTS THE FAIR SHARE CONTRIBUTION OF RESIDENTIAL DEVELOPMENT IN TORREY HILLS. THE DEVELOPMENT AGREEMENT SHARE IS 9.2% OF CARMEL VALLEY SOUTH'S SHARE. HOWEVER, FINAL PERCENTAGES MAY BE ADJUSTED BASED ON FAIR SHARE CRITERIA FOR GENERAL PLAN PARK REQUIREMENTS (POPULATION BASED). THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

SCHEDULE: DESIGN IN FY 1997, CONSTRUCTION IN FY 1998. THIS SCHEDULE IS CONTINGENT UPON THE RATE OF DEVELOPMENT AND FEES COLLECTED IN THE COMMUNITY.

C.I.P. NO.: 29-763.0

CV-N PROJECT NO.: 21-1B